



TATTINGSTONE PARISH NEIGHBOURHOOD PLAN

2024-2037



LOCAL GREEN SPACE ASSESSMENT

TATTINGSTONE PARISH COUNCIL
JANUARY 2024

The parish of Tattingstone has several 'green spaces' that are important to the character of the village and provide an amenity for its residents. Paragraphs 105 and 106 of the National Planning Policy Framework (NPPF – December 2023) identifies the possibility of identifying green spaces that meet certain characteristics as "Local Green Spaces". The paragraphs state:

- 105. The designation of land as Local Green Space through local and neighbourhood plans allows communities to identify and protect green areas of particular importance to them. Designating land as Local Green Space should be consistent with the local planning of sustainable development and complement investment in sufficient homes, jobs and other essential services. Local Green Spaces should only be designated when a plan is prepared or updated, and be capable of enduring beyond the end of the plan period.
- 106. The Local Green Space designation should only be used where the green space is:
 - a) in reasonably close proximity to the community it serves;
 - b) demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and
 - c) local in character and is not an extensive tract of land.

This report provides an assessment of the green spaces in the parish against the criteria in paragraph 106 to support the designation of local green spaces in the emerging Tattingstone Neighbourhood Plan.

Appraisal

The following pages provide a detailed assessment of the identified spaces to ascertain whether they conform with the Local Green Space definition of the NPPF.

In the context of the NPPF, the following criteria have been applied:

Local Green Space Criteria	Approach
1. In reasonably close proximity to the community it serves	No definition of 'close proximity' is given in the NPPF. This assessment will take it to be areas within or adjoining the village settlement boundary.
2. Demonstrably special to the local community and hold a particular local significance, such as for its beauty, historic significance, recreational value, tranquillity or richness of its wildlife.	For an open space to be considered special to the local community and hold a local significance it must meet <u>at least one</u> of the following criteria: Beauty: the area enhances local character, adds to the setting of a building or groups of buildings – judged as being the visual attractiveness of the area as a whole and the contribution that it makes to the landscape or townscape or landmark Historic significance: the area is important for the setting of a listed building or other heritage asset; it includes historic landscape features, such as ancient trees; or the area itself holds some specific historic importance Recreational value: the area offers a recreational benefit to the community such as a play area, allotments, informal spaces in housing estates, sports and playing fields (not already covered by another designation) Tranquillity: the area has a remoteness to it, with an absence of artificial noise and visible signs of urbanity allowing for calm and for quiet enjoyment and reflection Richness of its wildlife: the area provides for biodiversity, geodiversity, known protected species, and/or priority habitats

Local Green Space Criteria	Approach
3. Local in character and not an extensive tract of land	<p>No definition of an 'extensive tract of land' is given in the NPPF.</p> <p>Whilst it is not considered appropriate to use an area as a threshold, as a 'rule of thumb' areas of 5 hectares are larger or that or not well- contained have been considered to be an 'extensive tract of land'.</p>

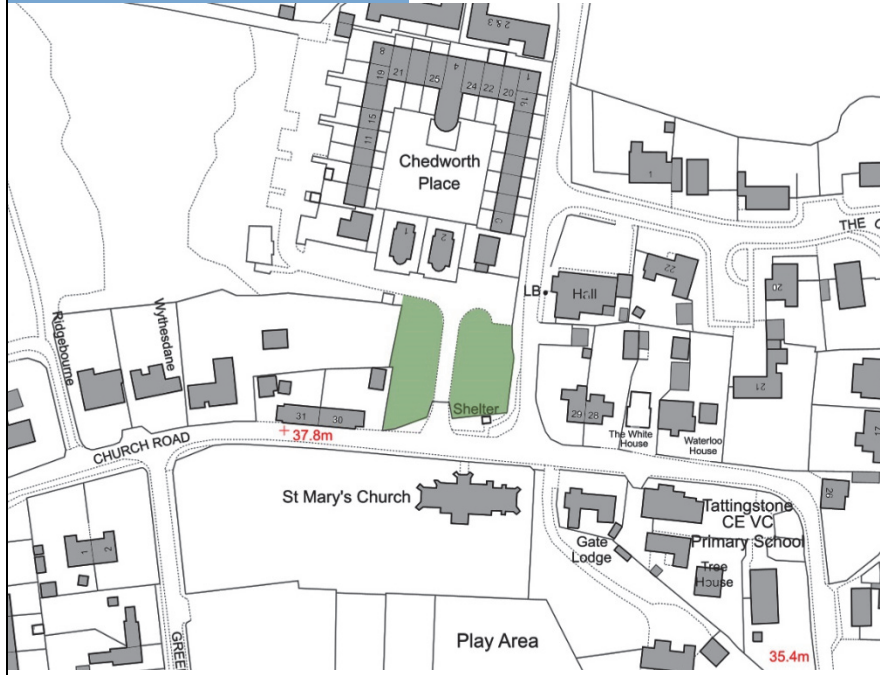
Each of the following areas were assessed against the criteria for Local Green Space designation and for their overall value to the community, as well as the level of risk to the open area.

The Identified Green Spaces

A list of the green spaces is detailed below.

1. South of Chedworth Place
2. Land to the west of Chedworth Place
3. Land north and west of Samford Court
4. Tattingstone Church Cemetery, Church Road
5. Tattingstone Recreation Ground, Green Lane
6. Pasture Field, White Horse Hill
7. Allotments Tattingstone White Horse
8. Land at corner of Church Road and A137 Tattingstone Heath

Description **1 – South of Chedworth Place**



Chedworth Place is a private estate of 33 Grade II listed dwellings, all converted from the 18th Century Samford House of Industry which opened in 1766 to provide housing and employment for the poor of the parish and surrounding area. The entrance to the estate crosses a well maintained, landscaped open area, in the centre of the village.

Ownership / Use	Landfast Ltd - private amenity land/garden
Proximity to the local community	This area is central to Tattingsstone Village within the settlement boundary.
Extensive tract of land	The area is well contained and is not considered to be an extensive tract of land, it measures about 0.28ha.

Demonstrably special to the local community

Beauty	It is a pleasant area with an open feel. There is a low hedgerow fronting Church Road together with brick piers and wrought iron gates, providing vehicular access to Chedworth Place. The low hedgerow continues into School Road. There are a number of mature trees.
Historic Significance	It is linked to the Samford House of Industry site, before becoming St Mary's Hospital for the Chronic Sick after 1930. The area lies within the curtilage of the Grade II listed dwellings now known as Chedworth Place.
Recreational value	Whilst there is no public access to the site, it can be seen from the public highway, so is valued for its amenity contribution to the centre of the village.
Tranquillity	The area is open and offers a peaceful environment to passers-by.
Wildlife	The landscaping, trees and hedgerows offer important habitat for wildlife.

Conclusion - The importance of this piece of open space to the community is significant and it meets the requirements for designation of Local Green Space. Whilst it is unlikely that the area is under threat given its association with the listed buildings, the space does meet the NPPF Local Green Space definition.

Description

2. Land to the west of Chedworth Place



Chedworth Place is a private estate of 33 Grade II listed dwellings, all converted from the 18th Century Samford House of Industry which opened in 1766 to provide housing and employment for the poor of the parish and surrounding area. The entrance to the estate crosses a well maintained, landscaped open area, in the centre of the village.

Ownership / Use
Proximity to the local community
Extensive tract of land


Regis Ltd – rough grassland and shrubs adjoining village
 This area is central to Tattingsstone Village adjoining Chedworth Place
 The area is contained and is not considered to be an extensive tract of land, it measures approx. 0.9 ha.

Demonstrably special to the local community

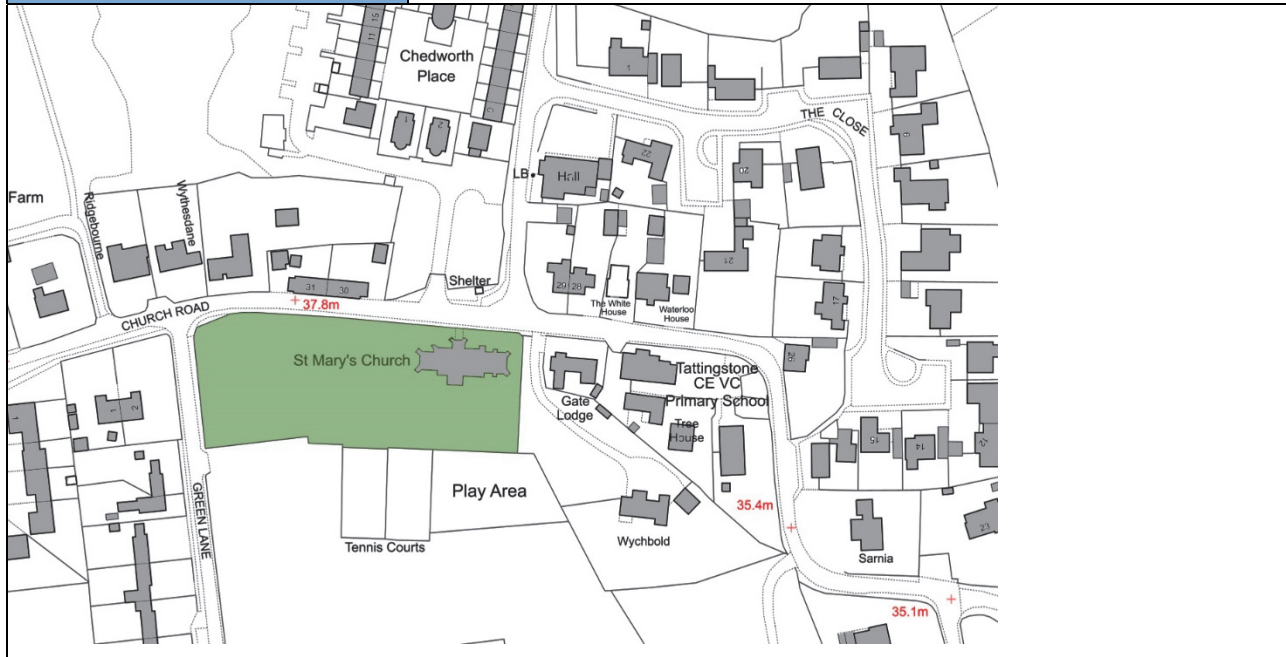
Beauty
Historic Significance
Recreational value
Tranquillity
Wildlife

The area provides an important natural setting to the adjacent Grade II listed building (Chedworth Place).
 Chedworth Place is a former Workhouse and the open space enables an appreciation of the architectural features of the building.
 Whilst there is no public access to the site, it is valued for its amenity contribution to the centre of the village.
 The area is open and offers a peaceful environment to residents of Chedworth Place.
 The landscaping, trees and hedgerows offer important habitat for wildlife.

Conclusion - The importance of this piece of open space to the community is significant and it meets the NPPF definition of Local Green Space.

Description	3. Land north and west of Samford Court
	
An area of private open space within the grounds of Samford Court and Chedworth Place.	
Ownership / Use	Landfast Ltd – grassland and shrubs accessible by residents
Proximity to the local community	This area is central to Tattingsstone Village adjoining Chedworth Place and Samford Court
Extensive tract of land	The area is contained and is not considered to be an extensive tract of land, it measures approx. 0.3 ha.
Demonstrably special to the local community	
Beauty	The area provides an important natural setting to the adjacent Grade II listed building (Sandford Court).
Historic Significance	Sandford Court is listed Grade II and the open space enables an appreciation of the important architectural features of the building.
Recreational value	Whilst there is no public access to the site, it is valued for its amenity contribution to the centre of the village and amenity open space for residents of Sandford Court.
Tranquillity	The area is open and offers a peaceful environment.
Wildlife	The landscaping, trees and hedgerows offer important habitat for wildlife.
<p>Conclusion - The importance of this piece of open space to the community is significant and it meets the NPPF definition of Local Green Space.</p>	


Description	4 – Tattingstone Church cemetery
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The cemetery lies to the west of St Mary's Church and creates an open space within the heart of the village. It also enhances the setting of the Church which is a listed building. It is bounded on two sides by public roads Church Road and Green Lane, therefore providing public views into it and to the recreation ground beyond. Whilst there are some mature trees both within the cemetery and along its borders it has an open feel and is well kept.

Ownership / Use	Diocese of St Edmundsbury & Ipswich. In use as a cemetery
Proximity to the local community	This area is central to Tattingstone Village within the settlement boundary.
Extensive tract of land	The cemetery is well contained and is not considered to be an extensive tract of land, it measures about 0.27ha.
Demonstrably special to the local community	
Beauty	It is a pleasant outdoor area with an open feel. It has mature trees and hedgerows, with open views of the Church from Green Lane.
Historic Significance	Parish cemetery linked to the Church originating from 1250, indicating that the settlement may have begun as a hall/church complex. The Church is a key historic landmark in the village.
Recreational value	This is the only cemetery in the parish and so has great importance to the community, for informal recreation passing through the cemetery on the way to the Church.
Tranquility	The cemetery offers a peaceful environment to passersby and those visiting the Church.
Wildlife	The surrounding trees and hedgerows offer important habitat for wildlife.

Conclusion - The importance of the cemetery to the community is significant and it meets the requirements for designation of Local Green Space. Whilst it is unlikely that the cemetery will be under threat given its use, it is recommended that this is designated as a Local Green Space.

Description	5 - Tattlingstone Recreation Ground, Green Lane
	
<p>The Recreation Ground lies to the south of the village adjacent to the Cemetery and is bounded by Green Lane and Back Lane. It comprises tennis courts, cricket green and has goal posts for football, an area of children’s play equipment and a small pavilion. A low hedge borders the area along Green Lane and there is a mature tree just inside the entrance adjacent to the tennis courts.</p>	
<p>Ownership / Use</p>	<p>Tattlingstone Parish Council Public open area, village recreation ground and play space</p>
<p>Proximity to the local community</p>	<p>Adjacent to the community but lies outside of the settlement boundary. The central ‘square’ of lanes which surround the church, is still evident, and the open space/recreation ground to the south of the Church is a valued asset</p>
<p>Extensive tract of land</p>	<p>The area is not considered an extensive tract of land, it measures some 1.98ha</p>
<p>Demonstrably special to the local community</p>	
<p>Beauty</p>	<p>The Recreation ground is an open and pleasant area.</p>
<p>Historic Significance</p>	<p>The recreation ground has existed from many years and when St Mary’s Church was painted in 1958 with the recreation ground in the foreground.</p>
<p>Recreational value</p>	<p>Its prime purpose is for recreational use either formal through team games or informal – dog walking etc . Its proximity to houses in the village means that it is well used and valued by the community.</p>
<p>Tranquility</p>	<p>Apart from occasional noise from participants of sport and recreation the size of the area allows for dispersal of activity and therefore offers a peaceful environment to enjoy.</p>
<p>Wildlife</p>	<p>An open area, with borders of mature hedgerows to offer wildlife habitats.</p>
<p>Conclusion –The Recreation Ground is significant to the community and it meets the requirements for designation of Local Green Space.</p>	

Description	6 - Pasture Field, White Horse Hill
	
<p>The key open space within this part of the village is the car park to the east of The White Horse and the pasture field which is used for camping in summer months. Pasture Field is open but bounded by mature trees along its eastern boundary.</p>	
Ownership / Use	United Pub Ltd - Pub car park and open area.
Proximity to the local community	Pasture Field is within the centre of Tattingsstone White Horse settlement.
Extensive tract of land	The area is a small parcel of land about 0.33ha so not considered an extensive tract of land
Demonstrably special to the local community	
Beauty	It is a pleasant open area providing a sense of space with hedges.
Historic Significance	None known
Recreational value	It provides an important open area used by visitors to the pub and for camping in the summer.
Tranquillity	It is an area of open space which can be enjoyed for its peaceful surroundings and environment.
Wildlife	An open area with trees and hedgerows which is important for a range of wildlife. The grassland is a habitat for many wild flora and insects.
<p>Conclusion – Pasture Field is significant to the community and it meets the requirements for designation of Local Green Space.</p>	

Description	7 - Allotments Tattingsstone White Horse
	
<p>The Allotments lie to the north east of Tattingsstone White Horse, there are a number of plots and the area is well kept. Mature trees and hedgerows border the site.</p>	
Ownership / Use	Stuart Paul - Parish allotments
Proximity to the local community	Lies within Tattingsstone White Horse, but serves as a parish facility.
Extensive tract of land	The area is about 0.6 hectares in size so is not considered to be an extensive tract of land.
Demonstrably special to the local community	
Beauty	The area is open with the characteristic structures associated with the function as an allotment, so in that regard has its own intrinsic beauty.
Historic Significance	Donated to people of the parish by a local landowner.
Recreational value	The allotments provide a source of recreation to those that have the direct benefit of having a plot, but also these provide a green back drop to this edge of Tattingsstone White Horse and make a positive contribution to the character of the village.
Tranquillity	The area provides an important buffer between the built-up part of Tattingsstone White Horse and the wider countryside. It is open and provides a sense of space and tranquillity
Wildlife	The trees and hedgerows bordering the site provide a habitat for wildlife.
<p>Conclusion – The Allotments are highly important to the community and they meet the requirements for designation as Local Green Space.</p>	

